

Rare Find! 26,376 SF Clear-Span Building on 2.82-acre parcel

FOR SALE



**6001 Sunrise Vista Drive
Citrus Heights, CA 95610**

Iconic Sunrise Rollerland Building

150 Parking Spaces on 2.82 Acres, Fully Improved

Rare owner-user or redevelopment opportunity with exceptional adaptability for churches, fitness centers, medical offices, or entertainment venues.

Prime Demographics & Economic Strength

Endless Potential for Growth, Development and Owner Users !

Just Minutes from I-80 and Hwy 50

Offered at \$4,350,000 (\$165/SF)

- Real Estate and Business: \$4,350,000 (\$165/SF)
 - Building Size: ±26,376 SF Parcel Size: 2.82 Acres
- LC Zoning Offers Multiplicity Of Permitted Uses
For Owner-Users and Developers

GREAT OPPORTUNITY!

Exclusively listed by:

TONY WOOD

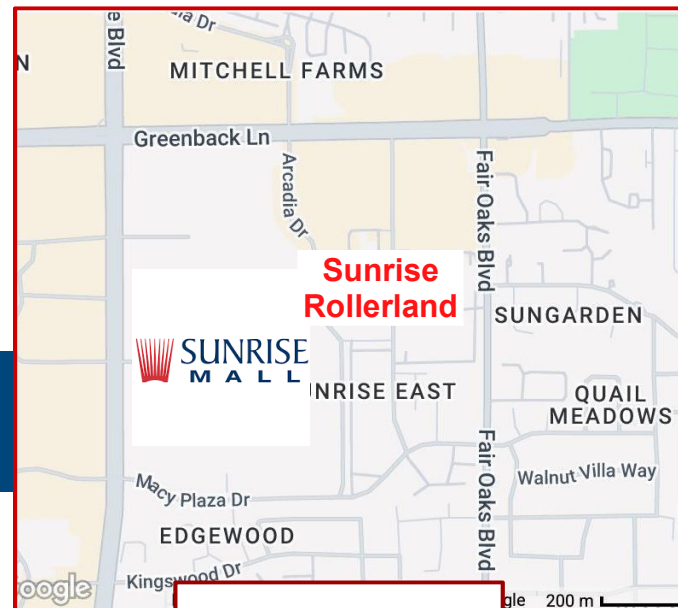
Director of Leasing and Sales

eXp Commercial Real Estate Services

Cell: 916.390.1274

tony@tonywoodcommercial.com

DRE License # 0000549071



exp
COMMERCIAL

www.TonyWoodCommercial.com

eXp Commercial of California | License #02134436

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

26,376 SF Clear-Span Building on 2.82 Acre Parcel

Location: Adjacent to Sunrise Mall, Citrus Heights, CA

Building Size: ±26,376 SF Parcel Size: 2.82 Acres

Parking: 150 on-site spaces + perimeter street parking

Zoning: LC (Limited Commercial) Parcel #: 243-0350-025



A Sacramento Landmark for over 50 Years

For the first time in its history, the legendary Sunrise Rollerland is available for acquisition! Established and operated by the original family for five decades, this iconic roller skating facility is a beloved fixture in the Sacramento region. From family outings and birthday celebrations to competitive skating events, Sunrise Rollerland continues to thrive as a premier destination for recreation and entertainment.

Unmatched Location & Visibility

Strategically positioned in the heart of Citrus Heights, directly adjacent to Sunrise Mall, this property benefits from high traffic counts, strong demographics, and exceptional visibility. The area is poised for continued commercial and residential growth, making this a prime investment opportunity for developers and business operators alike.

Great Building and Property with EZ Conversion to Traditional Commercial Uses, Medical Office or Entertainment-Recreational and Religious Uses

Prime Market Demographics & Economic Strength

Sunrise Rollerland is located in an area with strong population density and impressive household incomes, ensuring a steady customer base and business success:

High Population Density – Over 250,000 people within a 5-mile radius, with steady population growth trends.

Strong Consumer Spending – The average household income exceeds \$95,000 in the surrounding area, driving discretionary spending on recreation and entertainment.

Thriving Retail & Entertainment Hub – Adjacent to Sunrise Mall and surrounded by major national retailers, restaurants, and residential developments.

Excellent Accessibility – Easy access from Highway 50, Interstate 80, and Sunrise Blvd, attracting customers from across Sacramento and Placer counties.

A Turnkey, Profitable and Well-Manged Business – Strong financials with consistent revenue streams.

Diverse Revenue Sources – Public skating sessions, private events, birthday parties, speed skating and artistic skating teams, and skating lessons.

Fully Equipped & Operational – Includes all FF&E (Fixtures, Furniture & Equipment) for a seamless transition to new ownership.

Endless Potential for Growth

With its prime location, large lot, and existing success, Sunrise Rollerland presents expansion and redevelopment potential. Whether maintaining its legacy as a premier roller skating facility or exploring additional recreational or entertainment ventures, the possibilities are vast for an entrepreneur, investor, or entertainment developer looking to take this business to the next level.

Don't Miss This Opportunity For Your Business and Investment!



PROPERTY SUMMARY

Building SF: 26,376

Parcel: 2.82 Acres

Parking: 150 on-site parking plus perimeter street parking

Zoning: LC

Parcel #: 243-0350-025

Contact us today for more information or to arrange a tour!



TONY WOOD

Director of Leasing and Sales

Cell: 916.390.1274

Tony@TonyWoodCommercial.com

DRE # 00549071

www.TonyWoodcommercial.com

eXp Commercial of California | License #02134436

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

6001 Sunrise Vista Drive
Citrus Heights, CA 95610



Population			
	2 miles	5 miles	10 miles
2020 Population	65,594	313,898	915,188
2024 Population	65,962	309,694	915,809
2029 Projected Population	66,449	313,357	936,693
Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$ 476,096	\$ 477,672	\$ 520,756
Median Year Built	1976	1976	1981
Households			
	2 miles	5 miles	10 miles
2020 Households	26,036	123,097	338,148
2024 Households	26,176	121,321	337,763
2029 Projected Households	26,371	122,733	345,476
Owner Occupied Households	14,635	75,296	208,811
Renter Occupied Households	11,735	47,437	136,665
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$ 101,533	\$ 106,195	\$ 113,247
Median Household Income	\$ 82,377	\$ 84,534	\$ 88,340

For more information,
please contact:

TONY WOOD

Director of Leasing and Sales

Cell: 916.390.1274

Tony@TonyWoodCommercial.com

DRE # 00549071

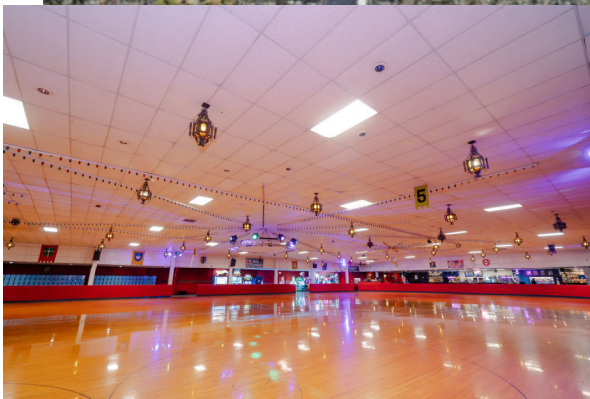
www.TonyWoodCommercial.com

eXp Commercial of California | License #02134436

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

SUNRISE ROLLERLAND

6001 Sunrise Vista Drive
Citrus Heights, CA 95610



TONY WOOD

Director of Leasing and Sales

Cell: 916.390.1274

Tony@TonyWoodCommercial.com

DRE # 00549071

exp
COMMERCIAL

eXp Commercial of California | License #02134436

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.